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Section 47AF of the Estate Agents Act 1980

## UNIT Offered for Sale

3/125 Cardinal Road Glenroy VIC 3046

 2  1  1

## Indicative Selling Price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single Price \$495,000

## Median Sale Price

\$515,000 Units in Glenroy between 01 Aug 2018 - 31 Jul 2019

Source: CoreLogic

## Comparable Property Sales

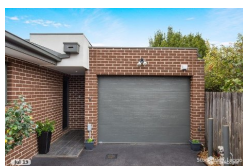
These are the three properties sold within two kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.



2/70 Hilda Street Glenroy VIC 3046 Sold Price **\$505,000** Sold Date **16-May-19**

 2  1  1

Distance **0.31km**



4/54 Hubert Avenue Glenroy VIC 3046 Sold Price <sup>RS</sup> **\$530,000** Sold Date **13-Jun-19**

 2  1  1

Distance **0.44km**



3/56 Widford Street Glenroy VIC 3046 Sold Price <sup>RS</sup> **\$490,400** Sold Date **03-Jul-19**

 2  1  1

Distance **0.47km**

RS = Recent sale

UN = Undisclosed Sale

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